

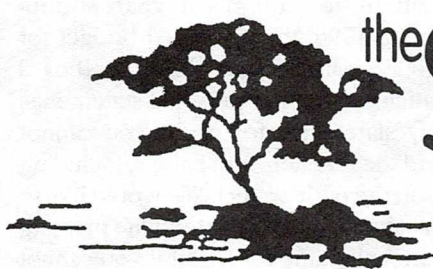
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SCANNED

vol. III, no. 4
June 1996

Surf Pines Association Newsletter

for all members



the Surf Pines *Breeze*

Attention: Undeveloped Land Owners

You get this newsletter every quarter. Nothing seems urgent about a bulk mailing, so perhaps you glance at it or maybe it goes directly into the waste basket. If you read it at all, it may not make much sense. You may wonder what we're talking about since it doesn't seem to concern you. Possibly you bought land in Surf Pines as an investment or possibly you hope one day to build your retirement home here on the coast. But you're not terribly interested if some trees blow down and the power goes out, if the security gate is rammed by an impatient driver, or if a few people don't like marathon runners using one of the Surf Pines roads. In fact, you couldn't care less. Here, however, is some information that *might* interest you.

As of this issue, there are 204 homes in Surf Pines. Seventy-two owners have undeveloped land, acreage ranging in size from a quarter or a third of an acre to a total of over 80 acres in one family trust. Your

interest in what goes on in Surf Pines may vary according to how much land you own and what you plan to do with it. But whatever affects the value of your land obviously concerns you. If you plan to build here, the quality of life for those with homes might also be of interest. The ratio of homeowners to vacant land owners means that much of the material in the *Breeze* is inevitably directed to those who live here at least part of the time. But we do not forget those of you who don't. If there is something you would like to know, call or write to any board member (*see board list, page 4*); we will reply as promptly as possible. A lot of useful information is available in the *Surf Pines Handbooks*, distributed to all members in 1994. We are currently updating that material. If you do not have the handbooks (a loose-leaf binder with information on both the water and property owners associations) and would like them, let us know and we will send the revised versions when they are ready. The only charge is \$3.00 for postage.

Attention: Homeowners

You heard a rumor that the wild stretch of dune southeast of the Ocean Drive and Horizon Lane corner was about to be bulldozed. You saw a plan for developing the site into a recreation area complete with car park, picnic facilities with a firepit, even a community hall. You either think it's great or you're appalled. What on earth are we doing?

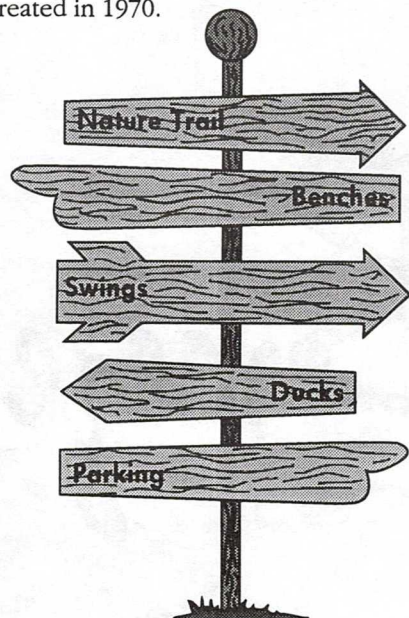
"...Nothing seems urgent about a bulk mailing. ... Here, however is some information that might interest you."

First, for all members, a bit of history. In 1960, the original developers of Surf Pines, Barney and Helen Lucas, deeded just over three acres of land to William and Eunice Manion, who were marketing the plots of land in Surf Pines. The deed reads in part: "These premises are restricted to park and recreational purposes for the use and enjoyment of all residents of the various Surf Pines areas and may be developed by

see Park, page 2

Park, from page 1

them as a community project for such purposes." From then on maps of Surf Pines showed that site as a "community park." The Manions deeded the parcel to the Surf Pines Association when it was created in 1970.



So today the three acres of wetlands, scotch broom, beach grass, healthy, dying and dead shore pines, wild rose and other native wild flowers spread over undulating dune still remain dedicated to a park. At the association annual meeting in 1991 the members authorized the board to give "further consideration" to a proposal to develop a recreational area. The 1994 annual report listed among 1995 projects "work on developing a park" and members were subsequently polled about their preferences. The January 1995 *Breeze* reported that 44 people had responded to the survey, of whom 25 favored some kind of park. As John Orr concluded in summarizing the survey results, a design was to be the next step.

That provisional plan, meant to serve as a talking point, was drawn up as a favor by the Keevers' son, Hal, a landscape architect. A number of the most closely affected residents have seen it. But "park" means something different to each of us. To some it means a playground with equipment, a sports field, picnic area, and such other

facilities as are usual in developed areas. To others it means an area in keeping with the peaceful, low-key coastal Surf Pines we know: perhaps some adventurous pathways through the woods to permit watching the ducks in the wetlands, some rustic logs as benches from which to enjoy the birds and other small creatures that live in the dunes. Kerstin Koblik, a professional planner and part-time resident, has devised a different design for a low-impact kind of parkland. We plan to present these two different concepts to the members at the annual meeting and ask for your reactions. The board is aware that 44 responses to the survey are not a representative sample of opinion; nor do 25 favorable votes constitute a go-ahead signal from the membership for a full-scale play area. We will ask for your vote authorizing us to pursue one direction or another for the park; if the majority of voters is against doing anything with the premises at this time, we will abide by your decision. A "park... for the use and enjoyment of all residents... as a community project" will not, we hope, be the occasion of a divisive argument.

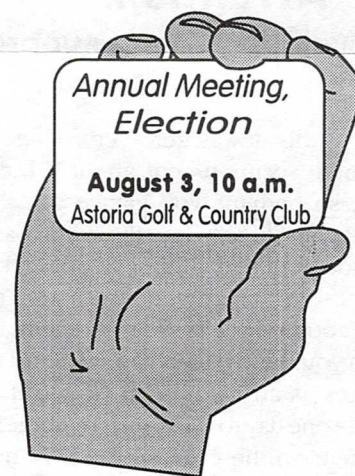
If you care about this issue at all, please read carefully your annual meeting mailing when it arrives. If you cannot attend the meeting, express your preference by proxy ballot.

Annual Meeting, Election

The 1996 annual meeting for all members of Surf Pines Association will be held at 10 a.m. on Saturday, August 3 at the Astoria Golf and Country Club. As usual, there will be an election, this year to fill *three* vacancies on the seven-person board of directors. Terms are ending for Marge Bloomfield, Sally Allegaert (who filled Mary Jane Currier's position) and Louann Riggan (who replaced Mickie Chopping last February). The board is soliciting nominations at this time. Anyone who would like to run for a three-year stint on the board is welcome to submit a candidacy. We hope to have a minimum of five nominees for the three vacancies. But the more candidates we have the greater choice the members have. This year's nominating committee consists of retiring president Marge Bloomfield, Rob Mangold (738-9021) and

Mary Davies (738-0313). If you are interested in running for a position, contact any committee member and get the details. All that's required is a bit of information about yourself that can be mailed to the membership with the annual meeting announcement. Deadline for candidate statements is July 10.

You will receive by July 23 the meeting agenda, last year's minutes, the financial statement for the fiscal year ending June 30, 1996, the proposed budget for 1996-97, a list of candidates for board vacancies with their personal statements, proxy statements for use if you cannot attend the meeting, and ballots, including one on the park project. We would like to see as many members attend the meeting as can make time for it. But if you cannot be there personally, please read all the information and participate by proxy vote. Remember: only members whose dues are paid up to the current quarter are eligible to vote.



The board has decided not to resubmit the question of CC&Rs to the members at the meeting because closer consideration led to the conclusion that even if a large percentage of the members agreed to them, they could not be effectively enforced.

Vandalism

Many residents are aware of a recent outbreak of serious vandalism. At the end of April, some person or persons went through several areas of Surf Pines, break-

ing windows in homes and smashing outdoor lights on Ocean and Lucas Drives and in Surf Pines Landing. Glass was scattered widely in the roads. Two weeks later, more windows were broken, two

the sheriff suggests and are also exploring other ways to tighten security at the gates and within the community.



Badly smashed windows gave vandals access for further invasion and malicious damage at one house (left). In another incident the same day, a second house was vandalised.

Damage to both homes totaled several thousand dollars. In addition, victims necessarily spent several days cleaning and restoring order to their homes.

Although there was no serious theft, several items were taken, among them a personal keepsake.

Tree Cutting and Power Lines

Trees, Inc., contractor for Pacific Power, will start clearing dangerous limbs from near the power lines during the week of June 24. The process could take two to three weeks. Homeowners with targeted trees have been informed, both by the power company and by letter from the board. Contrary to our previous announcement (see March '96 Breeze, page 2), the chippings will not be stored on Surf Pines property because they are not useful garden mulch and can be a fire hazard. Trees, Inc. will chip and remove the brush but leave the logs.

Courtesy, Please

Ken Buckingham, Surf Pines security manager, goes off duty at 4 p.m. The board asks residents to contact him after that hour only for emergency situations.

homes were entered and the premises damaged and defaced. Location and timing of these incidents point to a Surf Pines resident as at least one of the perpetrators. The victimized homeowners have as a result installed alarm systems. The police suggest this precaution for all residents whose homes are isolated or who live here only part-time.

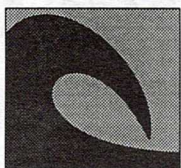
If this outbreak of destruction is a defiance of Surf Pines' security measures and the extra patrols mounted by volunteers over spring break, the responsible individuals should know that the police are investigating them as serious breaches of law. To enhance our protection against vandalism, the board is inviting Sheriff John Raichl to address the annual meeting about instituting a neighborhood watch program in Surf Pines. We will follow up on what

AFTER THE ANNUAL MEETING



DETAILS WILL BE MAILED WITH
THE ANNUAL MEETING NOTICE





Tsunami Danger

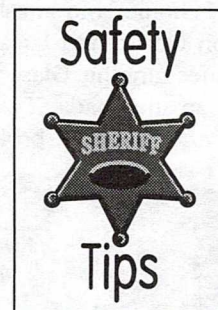
Those who were aware of the earthquakes off the Alaskan coast over the weekend of June 6-8 perhaps gave a passing thought to the possibility of a tsunami striking our coast. There was, briefly, a warning by the U.S. Coast Guard that a wave could hit the coast from Washington to northern California from five to six hours following the 7.4 quake early Monday, June 8. What would Surf Pines do if such a warning were confirmed? That is a question the board is looking to answer. We could be severely affected by a tsunami and cut off from outside help for an uncomfortable period of time. Louann Riggan is chairing a committee with other volunteer mem-

bers to develop a disaster response program for our community. As we learn more, we will inform and involve all homeowners in this project.

More Marathon

In March we ran a debate about continuing to have the Trail's End Marathon run through Surf Pines. Another voice has since joined the discussion: Tom Finn wrote the following note in response to the March invitation.

"Regarding the marathon runners, my contacts have been infrequent and brief for which I am quite grateful. My description of those with whom I had contact on those occasions is uncooperative and rude. I hope to have no future contact with any of these people, especially within Surf Pines."



★ Police have advised that residents and their visitors should not leave cars unlocked and should always keep gate and garage transmitters in a safe place inaccessible to anyone not authorized to use them. *Some transmitters have been stolen from unlocked cars.*

★ Now that school is out, more children will be walking and riding bikes on our roads. *Drivers are reminded to observe the 25 m.p.h. speed limit and to be particularly alert for pedestrians, cyclists, and pets.* If you see someone speeding and can get the license number and/or car description, please let Ken Buckingham, security manager, 738-0637, or a board member know.

★ *With drier weather we once again urge everyone to be conscious of fire danger and to observe all the rules about burning.* If you're in doubt what they are, consult the Surf Pines Handbook, or call the Department of Forestry (325-7215) for information.

Surf Pines Association Board of Directors

President	Marge Bloomfield	2364 Manion Drive	738-8672
Vice President	John Orr	2334 Manion Drive	738-0944
Secretary	Tom Wilcox	2320 Lucas Drive	738-3515
Treasurer	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
Asst. Treasurer	Al Laakso	2010 Ocean Drive	738-5273
Gates & Security	Al Laakso	2010 Ocean Drive	738-5273
Hospitality	Sally Allegaert	2164 Manion Drive	738-7717
At Large	Louann Riggan	2300 Lucas Drive	738-5457

the Surf Pines Breeze

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the Breeze!

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